

Municipal Clerk
Atlanta, Georgia

02- 0 -0870

AN ORDINANCE
BY: ZONING COMMITTEE

Z-02-32

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. That the Zoning Ordinance of the city of Atlanta be amended, and the maps established in connection therewith be changed so that the following property located at 2230 Cascade Road, S.W. be changed from the R-4 (Single Family Residential) District, to the R-LC (Residential-Limited Commercial) District, to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot 184 of the 14th District, Fulton County, Georgia, being more particularly described by the attached legal description.

SECTION 2. If this amendment is approved under the provisions of Section 16-02.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Conditional Development", as identified by the use of the suffice "C" after the district designation in Section 1 above, the Director, Bureau of Buildings, shall issue a building permit for the development of the above-described property only in compliance with the attached conditions. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

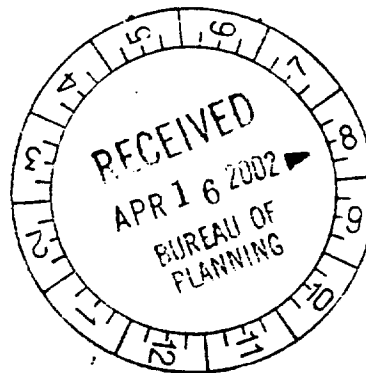
SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

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EXHIBIT "A"

ALL THAT TRACT or parcel of land lying and being in Land Lot 184 of the 14th District of Fulton County, Georgia, being Lot 9, Block 4, Cascade Heights Subdivision and more particularly described as follows:

BEGINNING at an iron pin found on the south side of Cascade Road 400 feet west as measured along the south side of Cascade Road from the intersection of the west side of Delowe Drive with the south side of Cascade Road; running thence west 90 feet along the south side of Cascade Road to an iron pin at the northeast corner of Lot 10 in said block and subdivision; running thence south at an interior angle of $89^{\circ}57'$ from the preceding call a distance of 200 feet to an iron pin at the southeast corner of Lot 10; running thence east 50 feet to an iron pin at the southwest corner of Lot 8 in said block and subdivision; running thence north 200 feet to an iron pin at the northwest corner of said Lot 8 and the point of beginning, being improved property with a one-story frame house thereon known as No. 2230 Cascade Road, according to the present system of numbering houses in the City of Atlanta, Georgia. This conveyance is given subject to all easements and covenants of record.



2-02-32